

Testimony

Resolution 20-120

MISC. COM. 456

ZH

LOCAL #1 HI, IUBAC



International Union of Bricklayers and Allied Craftworkers Local #1 of Hawaii

2251 North School Street, Honolulu, HI 96819

Phone: (808) 841-8822 • Fax: (808) 777-3456

July 14, 2020

The Honorable Ron Menor, Chair
The Honorable Tommy Waters, Vice Chair
Committee on Zoning, Planning, and Housing
Honolulu City Council
530 South King Street, Room 200
Honolulu, Hawai'i 96813

Statement of Local 1 in Support of Resolution 20-120

Dear Chair Menor, Vice Chair Waters, and Members:

The International Union of Bricklayers and Allied Crafts, Local 1 writes to support Resolution 20-120, which would amend the Downtown Neighborhood Transit-Oriented Development Plan by changing the land use designation for three parcels in the lower Liliha/Pālama area to “urban mixed use-high” with an associated increase in maximum height and density.

The amendments proposed in Resolution 20-120 would facilitate the development of mixed-use senior and workforce housing in an area near both the Kūwili (Iwilei) rail station and the bus stops along Liliha Street which serve many of the major city bus routes. The amendments would complement the future redevelopment vision for Mayor Wright Housing and Pālama Settlement, and would help to breathe new life into the ‘A‘ala Park and Chinatown community just a short walk away.

The Liliha/Pālama area has always been a proudly working-class community, and the additional height and density proposed in Resolution 20-120 will allow more local families to affordably call this area home. Therefore, we are pleased to support this proposal and humbly request your favorable action on Resolution 20-120 at this time.

Mahalo nui for the opportunity to provide these comments.

July 16, 2020

The Honorable Ron Menor, Chair
And Committee Members
Committee on Zoning, Planning & Housing
530S. King St., 3rd Floor
Honolulu, HI 96813

Dear Chair Menor and Committee Members:

RE: Resolution 20-120 CD-1 Amending the Downtown Neighborhood Transit-Oriented Development Plan

My name is Wendell Pang, and I strongly support Resolution 20-120 CD-1 Amending the Downtown Neighborhood Transit-Oriented Development.

The resolution allows for the future planning and redevelopment of the Liliha area by allowing height densities of up to four hundred feet and a density of 4.5. Our company owns the Liliha Square Shopping Center, which is part of the mixed use Liliha Square condominium complex located on at the mauka-Diamond Head corner of Liliha Street and Vineyard Boulevard, and being TMK: 1-7-023:008, which was constructed in the early 1970's as a mixed-use development combining residential and commercial uses, a schema very popular in new developments today. The amendments requested in Resolution 20-120, will allow our company even more flexibility to plan a development that can incorporate an even wider range of uses to support workforce housing which Honolulu really needs with a range of services, as well as development of an elder care component, either day-time or full-time, for kupuna. Done properly, our workforce living at Liliha Square may not need to make a choice between working or taking full-time care of their loved ones.

This vision fits squarely with what historic Liliha has always been... a community of multi-generational, working families. Immigrant families began their new lives in the Liliha area, creating much of what is seen today in the diversity of Chinatown, Liliha and Kalihi...a mix of businesses and families ranging from the infants to the kupuna, all in mutual support of each other.

That community still thrives today in various forms, but providing workforce housing, with designs expanded to meet the competing needs faced by working families, such as senior housing, is desperately needed. This resolution is just one step forward in helping our community continue to grow and refresh itself in this way.

We strongly urge you to pass Resolution 20-120 CD-1, so that we can do our part to help build successful, strong communities into the future. Thank you for this opportunity to testify.

July 14, 2020

The Honorable Ron Menor, Chair
And Committee Members
Committee on Zoning, Planning and Housing
Honolulu City Council
530S. King St., 2nd Floor
Honolulu, HI 96813

RE: Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented Development Plan

Dear Chair Menor and Committee Members:

My name is David Chan, and I have a business, the Nice Day Chinese Restaurant, located in the Liliha Square Shopping Center. I understand that on Thursday, July 16, 2020 the Zoning Committee is considering Resolution 20-120, which will have the effect of encouraging more development of workforce and elderly housing in the Liliha/Palama area. I strongly support Resolution 20-120.

We really need affordable workforce and senior housing to help with the housing shortage that we face today. The Liliha/Palama area sits on the edge of Downtown Honolulu. The rail system, and a renewed and refreshed Mayor Wright housing project, bring opportunities for all of us that live and work in the area.

With the pandemic that has affected all of us, allowing the developers of these project areas to begin to look at new developments is exciting and brings a sense of a new beginning for all of us. The Liliha/Palama area has always been the backbone of industry, providing workers for the downtown area, and in the Iwilei, Kalihi areas, such as the old cannery.

I look forward this council having the foresight to look at these projects and know that we all are looking towards the future that includes more housing.

Thank you for this opportunity to testify.

David Chan
one_redtiger@hotmail.com
(808) 675-1606

July 14, 2020

The Honorable Ron Menor, Chair
And Committee Members
Committee on Zoning, Planning and Housing
Honolulu City Council
530S. King St., 2nd Floor
Honolulu, HI 96813

RE: Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented
Development Plan

Dear Chair Menor and Committee Members:

My name is Neal J. Shikuma, M.D., F.A.C.C. I am a board-certified cardiologist and maintain a practice in the Liliha Square Shopping Center. I understand that on Thursday, July 16, 2020 the Zoning Committee is considering Resolution 20-120, which will have the effect of encouraging more development of workforce and elderly housing in the Liliha/Palama area. As such please accept my testimony that I strongly support Resolution 20-120.

More affordable workforce and senior housing in Honolulu is sorely needed to help with the housing shortage that we face today. This is especially true in areas like the Liliha/Palama area, which sits on the edge of Downtown Honolulu and will be benefitted so much by a rail system that will provide more opportunities for residents who live and work in the area.

With the pandemic that has affected all of us, allowing the developers of these project areas to begin to look at new developments in the urban core. Neighborhoods like the Liliha/Palama area, by being able to provide workers for the downtown area, have always been part of the backbone of industry in Honolulu.

I look forward this council having the foresight to look at these projects and know that we all are looking towards the future that includes more housing opportunities for our workers and kupuna.

Thank you for this opportunity to testify.

Neal J. Shikuma, M.D., F.A.C.C.
hcardio@aol.com
(808) 258-6325

July 14, 2020

The Honorable Ron Menor, Chair
And Committee Members
Committee on Zoning, Planning and Housing
Honolulu City Council
530S. King St., 2nd Floor
Honolulu, HI 96813

RE: Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented
Development Plan

Dear Chair Menor and Committee Members:

My name is Donna Fayloga, and I strongly support Resolution 20-120 which is before you today. The Resolution will allow the planning for more workforce and senior housing to be built in the Liliha/Palama area

We really need workforce and senior housing in Honolulu. I have a business, the Subway Restaurant, located in the Liliha Square Shopping Center. I understand that on Thursday, July 16, 2020 the Zoning Committee is considering Resolution 20-120, which will have the effect of encouraging more development of workforce and elderly housing in the Liliha/Palama area. When Liliha Square was built, it was one of the very first retail/commercial/residential buildings in Honolulu. It was really ahead of its time. The new buildings coming up now, especially in Kakaako all feature the very same services that are featured in our building – restaurants, grocery, etc.

We provide services to people in our building as well as to the larger Liliha/Palama community. With rail coming into our community, this resolution provides an opportunity to plan for the future.

Thank you for this opportunity to testify.

Donna Fayloga
donnafayloga@yahoo.com
(808) 295-3524



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300

July 14, 2020

**HONOLULU CITY COUNCIL
Committee on Zoning, Planning and Housing
City Council Chamber
Honolulu, Hawaii 96813
DATE: Thursday, July 16, 2020
TIME: 9:00 a.m.**

TESTIMONY ON RESOLUTION 20-120, CD1 – AMENDING THE DOWNTOWN NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT PLAN

**To Committee Chair Menor, Vice Chair Waters and members of the Committee on Zoning,
Planning and Housing:**

Hawaii LECET is a labor-management partnership between the Hawaii Laborers' International Union of North America, Local 368, its' 5000+ members and its' 250+ unionized contractors. The Laborers' International Union of North America is the largest construction union in the United States.

Mahalo for the opportunity to testify in support of Resolution 20-120, CD1, which proposes amending the Downtown Neighborhood Transit-Oriented Development Plan to modify the height variance to allow building up to 400 feet and an increase of the FAR to 4.5. This modification will enable flexibility in planning upcoming workforce and senior housing near the proposed Honolulu Rail Line.

Resolution 20-120, CD1 is crucial to ensure that all options are available to plan effectively in order to optimally utilize proposed rail ridership in the area. Honolulu is experiencing a critical shortage in workforce and senior housing. Resolution 20-120, CD1 will ensure that unnecessary constraints will not hinder projects of this type to be considered. For these reasons, Hawaii LECET supports Resolution 20-120, CD1 and asks for your consideration and support.

With respect,

Hawaii Laborers-Employers Cooperation & Education Trust

Testimony of
Pacific Resource Partnership

City & County of Honolulu
Committee on Zoning, Planning and Housing
Councilmember Ron Menor, Chair
Councilmember Tommy Waters, Vice Chair

Resolution 20-120—Amending the Downtown Neighborhood Transit-Oriented Development Plan
Thursday, July 16, 2020

Aloha Chair Menor, Vice Chair Waters and Members of the Committee:

Pacific Resource Partnership (PRP) writes in **support** of Resolution 20-120, which amends the Downtown Neighborhood Transit-Oriented Development Plan (TOD) to maximize the development potential of three separate properties that currently provide workforce housing in the Downtown area.

The Downtown Neighborhood TOD Plan provides a long-term vision for the Iwilei, Chinatown, and Downtown station areas—supporting the development of an equitable transit-oriented community where housing, including affordable housing, commercial/retail, and community services will be facilitated by a robust multimodal transportation network. According to the 2019 Hawaii Housing Planning Study, the City and County of Honolulu needs 22,168 new homes over the next five years (2020-2025) to satisfy its housing demand. As of 2017, the Census estimated that 39% of resident homeowners and 58% of renters in the City and County of Honolulu paid 30% or more of their income for housing.

The proposed amendments in Resolution 20-120 will maximize the potential for affordable/workforce housing properties in the Downtown neighborhood to help address the County's unmet housing demand and will also stimulate economic activity in the area. As such, we respectfully request the Committee's favorable decision on Resolution 20-120.

Thank you for this opportunity to submit testimony.





111 S. King Street July 16, 2020

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Honolulu, HI 96813

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The Honorable Ron Menor, Chair
And Council Members
Committee on Zoning, Planning and Housing
Honolulu City Council
530 S. King St., 2nd Floor
Honolulu, HI 96813

**Subject: Support for Resolution 20-120 CD1 - Amending the Downtown
Neighborhood Transit-Oriented Development Plan**
Douglas Emmett Waena Apartments TMK: (1) 7-026:053 and 054

Dear Chair Anderson and Council Members:

We strongly support Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented Development Plan, including the proposed CD1 amendments.

Douglas Emmett owns the Waena Apartments, a 468-unit community located in the Liliha area. They have been studying the feasibility of redevelopment for adding workforce housing units to this property. We believe Resolution 20-120 will support their ability to advance this important project.

Resolution 20-120 CD1 allows for the future planning and redevelopment of the Liliha area by allowing height densities of up to four hundred feet for two properties and increases the density from an FAR of 1.9 to an FAR of 4.5. If passed, this resolution will allow planning and redevelopment for additional workforce housing at Waea Apartments. This project will complement the redevelopment of Mayor Wright Housing and Palama Settlement. We anticipate these projects will revitalize the Liliha area, creating a diversified neighborhood and rejuvenating the local economy with new housing opportunities for working families.

Adopted in 2017, the City's Downtown Transit-Oriented Development Plan envisions:

Downtown Honolulu will continue to be the region's premier employment center with a substantial residential population and easy access to stores and everyday amenities. An accessible and activated waterfront with promenades and community uses, a vibrant, historic Chinatown, and a new high-intensity mixed-use Iwilei district as an extension of Downtown, will create a new image for Downtown Honolulu.

The Downtown TOD Plan expresses community character for the Iwilei and Liliha area:

The most transformative vision for TOD in the planning area is the new high-intensity mixed-use Iwilei district. This new full-service urban neighborhood includes residences, public facilities, and neighborhood services, including retail, entertainment and restaurant uses. It serves as an extension of Downtown and a transition to the Kalihi area. A network of new streets

provides better access to the transit station, and better connects the area to the waterfront and to Downtown.

Looking toward the future potential with the passage of Resolution 20-120 CD1, the owners of the Waena Apartments are very supportive of the City's vision and long-range planning for transit-oriented development. Their properties lie at the center of a vital area on the edge of Iwilei, Chinatown, and the transition zone to the Kalihi area. In the long range, these Liliha lands must tie together and revitalize these areas.

Plans are to renew and enhance these properties under the amended TOD provisions with new residences and supporting public spaces. With increased building heights and density provided by this Resolution, the future urban design context of this Liliha area will evolve with activated streetscapes, public spaces, landscape and supportive elements for multi-modal transportation including bus, pedestrians and bicyclists.

The workforce population is a growing segment of Honolulu's urban core residents, and they seek greater opportunities for affordable housing, particularly in the Iwilei-Liliha-Chinatown neighborhood. This resolution is just one step forward in helping our community continue to grow and refresh itself in this way.

We strongly urge you to pass Resolution 20-120 CD1, so that landowners, planners and designers can each do our parts to help build successful, strong and sustainable communities into the future. Thank you for this opportunity to testify in support of this measure.

Sincerely,

GROUP 70 INTERNATIONAL, INC. (dba G70)



Jeffrey H. Overton, AICP, LEED-AP
Principal



LIUNA!

July 16, 2020

Honolulu City Council Regular Meeting

Date: July 16, 2020

Time: 9:00 am

Place: City Council Chamber

Committee: Zoning Planning and Housing

PETER A. GANABAN
*Business Manager/
Secretary-Treasurer*

ALFONSO OLIVER
President

JOBY NORTH II
Vice President

TONI FIGUEROA
Recording Secretary

JAMES DRUMGOLD JR.
Executive Board

ORLANDO PAESTE
Executive Board

JOSEPH YAW
Executive Board

MARTIN ARANAYDO
Auditor

RUSSELL NAPIHA'A
Auditor

MARK TRAVALINO
Auditor

ALFRED HUFANA JR.
Sergeant-At-Arms

RE: SUPPORT for Resolution 20-120 Amending the Downtown Neighborhood Transit Oriented Development Plan

Dear Committee Chair Menor, Vice Chair Tommy Waters, and members:

The Hawaii Laborers' Union; Local 368 represents over 5,000 working and retired men and women across the State of Hawaii and we **support** **Resolution 20-120** Amending the Downtown Neighborhood Transit Oriented Development Plan that amends the TOD plan to allow affordable housing projects to build up to 400 feet in height and increases the FAR to 4.5.

The amendment will allow the owners to assess how to best use their properties for future development, permits them to begin to create plans for the parcels and to begin to look at how to finance projects to add more affordable housing stock for Honolulu.

Honolulu has a shortage of both workforce and senior housing, these projects will help fill the gap, as both Waena and Kukui Gardens are under a 65 year condition to keep rents affordable, and the residents at Liliha Square are all working class families.

The Liliha/Palama area is undergoing revitalization. Mayor Wright housing, another project currently working its way through the zoning process, is located across the street from these parcels, and Palama Settlement is planning to revitalize their facilities sometime in the future.

Therefore we respectfully request the council's favorable action on Resolution 20-120.

LIUNA Local 368
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Feel the Power



July 16, 2020

The Honorable Ron Menor, Chair
And Committee Members
Committee on Zoning, Planning and Housing
Honolulu City Council
530S. King St., 2nd Floor
Honolulu, HI 96813

RE: Resolution 20-120 CD-1 Amending the Downtown Neighborhood Transit-Oriented Development Plan

Dear Chair Menor and Council Members:

On behalf of Douglas Emmett, we appreciate this opportunity to present testimony in support of Resolution 20-120 CD-1 Amending the Downtown Neighborhood Transit-Oriented Development Plan and additional amendments made by Councilmember Manahan in CC-188.

Douglas Emmett has been investing in Oahu for over fifteen years. We own over 2,000 workforce rental apartment units and employ over 275 local residents. We recently invested over \$120 million to build approximately 500 rental apartments in Moanalua. The development employed hundreds of local construction workers and created desperately needed workforce housing.

Douglas Emmett owns the Waena Apartments, a 468-unit community located in the Liliha area. We have been studying the feasibility of whether we could add additional workforce housing units to this property and believe Resolution 20-120 CD-1 supports our ability to do that. Resolution 20-120 CD-1 allows for the future planning and redevelopment of the Liliha area by allowing height densities of up to four hundred feet and increases the density from an FAR of 1.9 to an FAR of 4.5 on three land parcels. The Waena Apartments are located on TMK: 1-7-026:054, and TMK: 1-7-026:013.

If passed, this resolution will provide Waena with FAR consistent with that of the surrounding area and give us the confidence to make a significant investment of time and capital to plan and develop additional workforce rental housing units in Honolulu's urban core.

Additionally, the development of new workforce housing units at Waena Apartments will complement the redevelopment of Mayor Wright Housing and Palama Settlement.

The Honorable Ron Menor, Chair
And Committee Members
Committee on Zoning, Planning and Housing
July 16, 2020

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We anticipate these three projects will revitalize the Liliha area, create a diversified neighborhood and rejuvenate the local economy and believe that thoughtful planning and foresight into projects such as the Waena Apartments is critical to Hawaii's ability to increase housing options for its working families.

We strongly urge you to pass Resolution 20-120 CD-1. Thank you for this opportunity to testify.

Respectfully,

A handwritten signature in black ink, appearing to read 'Kevin Crummy', with a long horizontal line extending to the right.

Kevin Crummy
Chief Investment Officer

A handwritten signature in black ink, appearing to read 'Michele Aronson', with a long horizontal line extending to the right.

Michele Aronson
Senior Vice President